



Unit 3

Unit 3, Southmill Trading Centre, Bishop's Stortford, CM23 3DY

Industrial/warehouse with large mezzanine

2,471 sq ft
(229.56 sq m)

- Eaves height of 5.1m rising to 5.9m at the ridge
- Concertina loading door
- Open plan air conditioned offices at first floor/can be removed
- 3 car parking spaces plus the ability to park in front of the loading door

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Summary

Available Size	2,471 sq ft
Rent	£19,000 per annum (plus VAT)
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £18,250 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	£447 (per quarter)
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The Property comprises a mid-terrace industrial/warehouse of steel frame construction with part-steel clad and part-brick elevations under a pitched covered roof incorporating translucent roof lights. Internally at ground floor level the unit provides mainly storage/production space and is served by a concertina loading door. Additionally there is a WC and small ground floor office. At first level is a fitted office with air-conditioning, this can also be used for storage purposes. The mezzanine can be removed by the landlord if not required. Externally, there is a loading apron and 3 car parking spaces, plus the ability to park in front of the loading door.

Location

The Property is located on Southmill Trading Centre, which is on the East side of Southmill Road, close to the London Road (B183) and a short walk from Bishops Stortford town centre. The Centre is approximately 3 miles from Junction 8 of the M11. The M11 connects with Junction 27 of the M25 and also provides a direct route to Stansted Airport about 4 miles to the North. Bishops Stortford main line station is within approximately 1 mile of the Property, providing a regular service into London Liverpool Street via Tottenham Hale (Victoria Line) in approximately 55 minutes and also Cambridge.

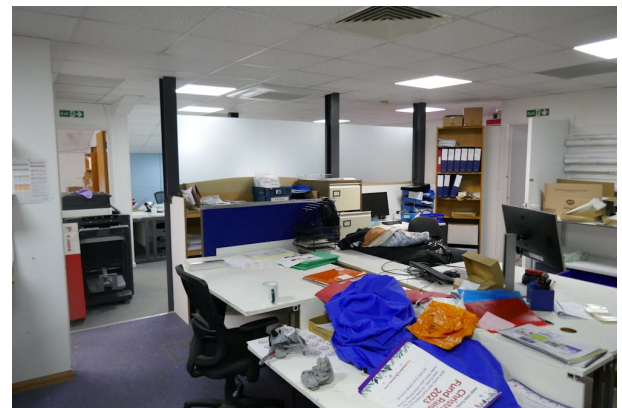
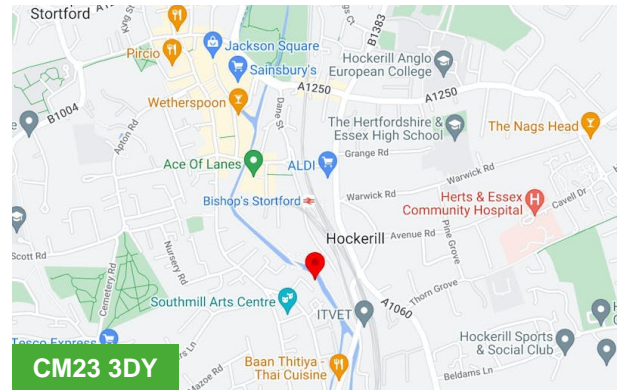
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	1,236	114.83
Mezzanine - first floor	1,235	114.74
Total	2,471	229.57

Terms

The property is available to let for a terms of years to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 15/03/2024